150.0	0004	0010.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	621,900 / 621,900
					USE VALUE:	621,900 / 621,900
					ASSESSED:	621,900 / 621,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		KENILWORTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FORAN JAMES P & LAURIE A
Owner 2:	
Owner 3:	
Street 1:	19 KENILWORTH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BYRNE PHYLLIS T/DONALD -
Owner 2:	ESTATE -
Street 1:	19 KENILWORTH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,300 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Vinyl Exterior and 928 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6300.000	134,700		487,200	621,900
Total Card	0.145	134,700		487,200	621,900
Total Parcel	0.145	134,700		487,200	621,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 670.15 | /Parcel: 670.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

99235

GIS Ref

GIS Ref

Insp Date

06/09/18

!11762!

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0004-0010.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	134,700	0	6,300.	487,200	621,900	621,900	Year End Roll	12/18/2019
2019	101	FV	121,000	0	6,300.	456,800	577,800	577,800	Year End Roll	1/3/2019
2018	101	FV	121,000	0	6,300.	377,600	498,600	498,600	Year End Roll	12/20/2017
2017	101	FV	121,000	0	6,300.	347,100	468,100	468,100	Year End Roll	1/3/2017
2016	101	FV	121,000	0	6,300.	316,700	437,700	437,700	Year End	1/4/2016
2015	101	FV	120,500	0	6,300.	310,600	431,100	431,100	Year End Roll	12/11/2014
2014	101	FV	120,500	0	6,300.	288,700	409,200	409,200	Year End Roll	12/16/2013
2013	101	FV	120,500	0	6,300.	274,700	395,200	395,200		12/13/2012

PRINT

Date	Time
12/11/20	01:53:56

LAST REV

Date	Time
06/18/18	11:39:19

mmcmakin

11762

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BYRNE PHYLLIS T	70944-533	1	5/1/2018	Estate/Div	515,000	No	No		
BYRNE PHYLLIS T	52257-486		2/19/2009	Family	99	No	No		
JOLY WILLIAM H-	48178-195		9/18/2006		370,000	No	No		
DALEY DOROTHY M	23532-500		8/13/1993		145,000	No	No		Y

USER DEFINED

Prior Id # 1:	99235
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/9/1993	440		15,000					10X15ADD+10X15 WDK
6/3/1992	216	Manual	2,000					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	Meas/Inspect	HS	Hanne S
3/13/2009	Inspected	189	PATRIOT
1/20/2009	Measured	372	PATRIOT
1/9/2007	MLS	MM	Mary M
11/7/2000	Hearing Chag	201	PATRIOT
12/7/1999	Mailer Sent		
11/19/1999	Entry Denied	268	PATRIOT
10/19/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6300		Sq. Ft.	Site		0	80.	0.97	9									487,202						487,200	

Total AC/HA: 0.14463 | Total SF/SM: 6300 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 487,202 | Spl Credit | Total: 487,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	127.602
Other Features:	55327
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	183015
Depreciation:	48316
Depreciated Total:	134699

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

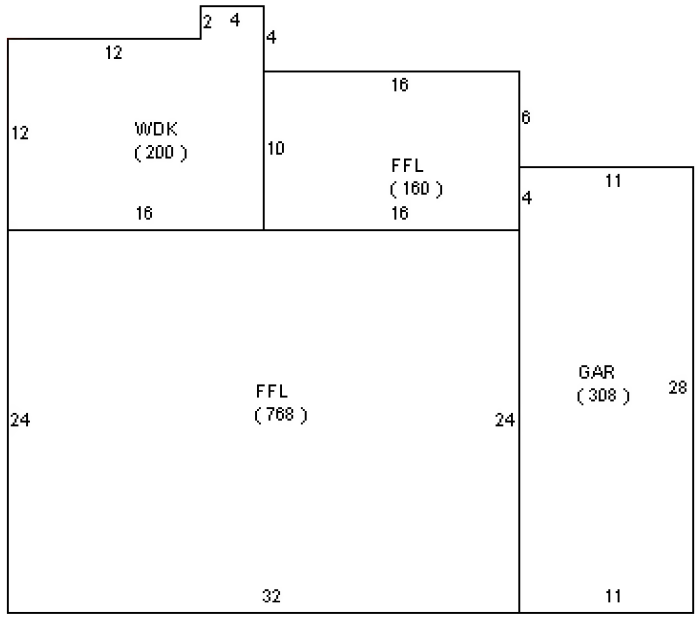
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	127.60
Special Features:	0	Val/Su Net:	93.80
Final Total:	134700	Val/Su SzAd	145.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	928	127.600	118,415
GAR	Garage	308	23.000	7,084
WDK	Deck	200	10.940	2,189

	Net Sketched Area:	1,436	Total:	127,688	
Size Ad	928	Gross Are	1436	FinArea	928

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0004-0010.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	